



- Mid Terraced
- Two Bedrooms
- Landscaped Rear Garden
- Potential to Convert to 3 Bedrooms
- Ideal First Time Buy
- Close to Transport Links
- Close to Local Amenities
- Early Viewing Advised



**OIRO £170,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this well presented two bedroom terraced house. Previously a three bedroom and could easily be converted, this lovely home comprises; entrance porch, hallway, lounge, kitchen, two bedrooms and a modern shower room. Externally this property boasts landscaped gardens to the front and rear. Situated close to local amenities, superb transport links and just a short drive to Manchester Town Centre, this property would suit a first time buyer! Cardwells estate agents are delighted to bring to market this well presented two bedroom terraced house. Previously a three bedroom and could easily be converted, this lovely home comprises; entrance porch, hallway, lounge, kitchen, two bedrooms and a modern shower room. Externally this property boasts landscaped gardens to the front and rear. Situated close to local amenities, superb transport links and just a short drive to Manchester Town Centre, this property would suit a first time buyer!

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** UPVC double glazed. Door to hallway.

**Hallway** Stairs to first floor. Radiator. Ceiling light point.

**Lounge** 14' 9" x 11' 10" (4.5m x 3.6m) UPVC double glazed box bay window. Radiator. Two wall light points. Ceiling light point.

**Kitchen** 14' 4" x 11' 10" (4.36m x 3.6m) UPVC double glazed window and door. Radiator. Ceiling light point. Wall mounted boiler. A range of wall and base units with stainless steel sink and drainer. Plumbed for washer. Space for cooker, dryer and fridge freezer.

### **First Floor Landing**

**Shower Room** 5' 11" x 5' 10" (1.8m x 1.77m) UPVC double glazed window. Radiator. Spot lighting. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. PVC wall panelling.

**Bedroom 1** 14' 3" x 12' 7" (4.35m x 3.83m) Two UPVC double glazed windows. Two Ceiling light points. Radiator. Archway to previous 3rd bedroom.

**Bedroom 2** 7' 10" x 12' 7" (2.39m x 3.83m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** garden fronted with laid to lawn garden and paved path. To the rear a paved patio area stepped and tiered with artificial grass. Freestanding shed.

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the City of Manchester is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,541 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having "No" risk of flooding.

**Thinking of Selling** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

